

The Special Study Meeting of the Troy City Planning Commission was called to order by Chairman Chamberlain at 7:30 P.M. on August 6, 2002, in the Council Chambers of the Troy City Hall.

1. ROLL CALL

Present:

Littman  
Pennington  
Chamberlain  
Starr  
Vleck  
Kramer  
Storrs

Absent

Wright  
Waller

Moved by Pennington

Seconded by Vleck

RESOLVED, that Mr. Wright and Mr. Waller be excused from attendance at this meeting.

Yeas

All Present (7)

Absent

Wright  
Waller

MOTION CARRIED

Also Present:

Mark Miller, Planning Director  
Susan Lancaster, Assistant City Attorney  
Brent Savident, Principal Planner  
Tracy Slintak, Environmental Specialist

**PLANNED UNIT DEVELOPMENT**

2. PROPOSED PLANNED UNIT DEVELOPMENT (PUD-1) – Proposed Woodside Bible Church (F/K/A Troy Baptist Church)/Robertson Brothers P.U.D., East side of Rochester and South of South Blvd., Section 2 – R-1D

Mr. Miller provided a summary of the PUD Proposal.

Mr. Jim Clark presented a history of developing large condominium complexes. He stated that they have never found a need for a second entrance and that they would never endanger the residents. He would prefer to continue for approval on the plan as submitted to you this evening, as they have a strong preference of not providing the emergency connection.

Mr. Littman stated that the Fire Department has a strong preference for a second emergency access.

Mr. Clark stated that urban condominiums provides options for emergency vehicles.

## RESOLUTION

Moved by Kramer

Seconded by Pennington

RESOLVED, that the Preliminary Plan for a Planned Unit Development, pursuant to Section 35.60.01, as requested by the Robertson Brothers Co. and Woodside Bible Church, for the Woodside Bible Church/Northwyck Planned Unit Development (FKA Troy Baptist PUD), located on the east side of Rochester Road and south of South Boulevard, located in section 2, within the R-1D zoning district, being 89.83 acres in size, is hereby recommended for approval to City Council;

FURTHER RESOLVED, that the proposed PUD qualifies under the standards set forth in Section 35.30.00;

FURTHER RESOLVED, that the proposed mix of uses, in particular the environmental assets of the site, are appropriate and in keeping with the intent of Section 35.10.00;

FURTHER RESOLVED, that the overall residential density is consistent with the City's Future Land Use Plan;

FURTHER RESOLVED, that the proposed Preliminary Plan demonstrates that the General Development Standards, set forth in Section 35.40.00, and the Standards for Approval, set forth in Section 35.70.00, have been met;

FURTHER RESOLVED, that the recommendation is subject to the following conditions;

1. The Preliminary Plan consists of a transmittal letter dated July 12, 2002, which was presented to the Planning Commission this date; the notebook containing narratives, reduced plans, and full size plans:

- L1 Overall Landscape Plan, 07/12/02
  - L2 Village at Northwyck Landscape Plan, 07/12/02
  - L3 Woods at Northwyck Landscape Plan, 07/12/02
  - L4 Woods at Northwyck Clubhouse Landscape Plan, 07/12/02
  - L5 Clubhouse Elevations Plan, 07/12/02
  - L6 Typical Unit Landscape Plan, 07/12/02
  - L7 Landscape Details Plan, 07/12/02
  - L8 Entry Elevation Plan, 07/12/02
  - L9 Cross-Sections Plan, 07/12/02
  - L10 Tree Preservation Plan, 07/12/02
- 
- GWE 1 of 11 Preliminary Site Plan Cover, 07/12/02
  - GWE 2 of 11 Land Use/General Development Map, 07/12/02
  - GWE 3 of 11 Natural Features Plan, 07/12/02
  - GWE 4 of 11 Tree Inventory Plan, 07/12/02
  - GWE 5 of 11 Storm Drainage Plan, 07/12/02
  - GWE 6 of 11 Utility Layout Plan, 07/12/02
  - GWE 7 of 11 100 Scale Site Plan, 07/12/02
  - GWE 8 of 11 50 Scale Site Plan, 07/12/02
  - GWE 9 of 11 50 Scale Site Plan, 07/12/02
  - GWE 10 of 11 50 Scale Site Plan, 07/12/02
  - GWE 11 of 11 50 Scale Site Plan, 07/12/02.

2. The Planning Commission be authorized to provide a recommendation to City Council regarding the Final Plan for the Woodside Bible Church/Northwyck Planned Unit Development (FKA Troy Baptist PUD).
3. The fence detail along the southern boundary be consistent with the northern boundary and scale back length to 50 feet to the east beyond the last unit of Rochester Villas.
4. The landbank portion of the church parking shall require Planning Commission recommendation and City Council approval before construction.
5. That a note be provided on the plans stating the wooden fence along the northern property line will be adequately maintained in the future.
6. That fire hydrants shall be indicated on the Final Plans.

Mr. Littman stated that he would like to propose an amendment to the motion based on the request by the Fire Department having a strong preference for two (2) entrances for the health, safety, and welfare of the future residents of this

development. That access be provided by the church parking lot. His suggestion is that a sidewalk be provided of significant width and strength and readily accessible and that petitioners work with the Fire Chief to get a second access to the residential portion of the development.

Mr. Chamberlain asked for a second on the amendment. No second, amendment lacked a second.

Yeas:

Pennington  
Chamberlain  
Starr  
Vleck  
Kramer  
Storrs

Nays:

Littman

Absent:

**MOTION CARRIED**

Mr. Littman stated he voted against the motion as he feels that the Commission has worked very hard to provide a second access for safety reasons and that the Fire Chief has a strong preference that it be provided.

**SITE PLAN**

3. **SITE PLAN REVIEW** – Proposed Shady Creek South Site Condominium, North of Long Lake, West of Somerton, Section 10 – R-1B

Mr. Miller provided a summary.

Mr. Bayer, petitioner's engineer, stated that they met with the residents last Thursday on both Shady Creek North and Shady Creek South. They left the meeting with a better understanding of what the residents are looking for. He also advised the use of an additional check valve for the stormwater system.

Mr. Storrs stated, in order to accomplish this a check valve should be installed on Shady Creek Drive about 127 feet north of E. Long Lake to stop the drain from backing up into any of the houses.

Mr. Bayer replied, yes.

Ms. Pennington asked if Mr. Bayer had also met with the Somerton residents.

Mr. Bayer replied, yes.

## RESOLUTION

Moved by Littman

Seconded by Pennington

RESOLVED, that the Planning Commission hereby recommends to the City Council that the Preliminary Plan as submitted under Section 34.30.00 of the Zoning Ordinance (Unplatted One-Family Residential Development) for the development of a One-Family Residential Site Condominium, known as Shady Creek South Site Condominium, north of Long Lake Road and west of Somerton Road, within Section 10 and within the R-1B zoning district, including 5 units and being 3.02 acres in size, be approved subject to the following condition:

1. The check valve device be installed in the manhole to prevent storm water backflow as recommended by the petitioner's engineer.

Yeas:

All present (7)

Nays:Absent:

MOTION CARRIED

**RECESS at 8:10 p.m.**

The meeting reconvened in the Lower Lever Conference Room at 8:20 p.m.

4. MINUTES

## RESOLUTION

Moved by Storrs

Seconded by Littman

RESOLVED to approve the July 9, 2002 Planning Commission Regular Meeting Minutes as corrected.

Yeas

Littman

Storrs

Pennington

Chamberlain

Vleck

Kramer

Starr

Absent

Wright

Waller

Abstain

MOTION CARRIED

## RESOLUTION

Moved by Pennington

Seconded by Starr

RESOLVED to approve the July 23, 2002 Planning Commission Regular Meeting Minutes as presented.

Yeas

Littman  
Pennington  
Starr  
Chamberlain  
Vleck  
Storrs

Absent

Wright  
Waller

Abstain

Kramer

MOTION CARRIED

## STUDY ITEMS

### 5. CURRENT DEVELOPMENT REPORT

Mr. Miller stated that last night City Council approved the Preliminary Site Plan for the Golf Course and it was adopted with all fifteen (15) conditions. They revised two (2) of the items; one was to clarify the location of rose bushes, brought forward one (1) foot towards the residences. Second, was that City Council's resolution required the areas for which trees are to be removed have caution tape put around them and then have the residents check them out and bring back their concerns. If there are concerns brought up by the residents, it comes back to the Planning Commission; if there are no resident concerns, it would go back to Council.

Mr. Miller further stated another item discussed was ham radio antennas and that a group of people came forward and stated they wanted no restrictions on antenna height. City Council asked the Planning Commission to review that standard along with the City Attorney's office to see if a revision is necessary; although, we need an analysis from the City Attorney Department regarding Federal Law before anything else can be done.

Mr. Miller further stated a public hearing cannot be scheduled on parking standards revisions. The Planning Department held some meetings with City Management including other department heads, and there has been some opinions that the requirements are serving Troy well as they are right now.

Mr. Chamberlain asked, when are you going to have the parking amendments ready for us to review prior to a public hearing?

Mr. Miller replied, an October public hearing, then reviewed at the September 24, 2002, study meeting. Also, we are on a short time frame from City Council on the Open Space Preservation Amendment.

Mr. Miller further stated that the other outstanding item is Special Use revisions. The Planning Department staff is working on those and we need additional time to review and study all the necessary amendments.

Mr. Miller concluded stating that City Council asked about outdoor seating in restaurants in the B-2 and B-3 districts. There were comments that this should be administratively approved. Currently, up to twenty (20) seats are administratively approved by the Building Department.

6. ORDINANCE REVISION DISCUSSION (ZOTA 194) – Residential Development Options - Open Space Preservation

Mr. Chamberlain asked if there were any comments regarding the draft ordinance.

Ms. Lancaster stated that she thought it was good although she questioned C.4 saying it leaves too much discretion under C and that we may not want to put it under C. It may be better to put it under A.

Mr. Chamberlain stated that C.4 becomes A.5.

Ms. Lancaster stated that under State Law, once a land owner uses this, they can no longer use it again. Once the property owner chooses to use this on a specific parcel, he can no longer make any further requests.

Mr. Miller stated that we should clarify what kinds of condominiums are permitted and asked the Commission if they wanted detached condominiums exclusively.

Mr. Chamberlain asked, can we change State Law?

Ms. Lancaster stated that State Law doesn't really address the types of structures permitted.

Mr. Miller stated that maybe we should find a new location for that requirement. Move second sentence in C.1 to 4.e.

Mr. Chamberlain asked does this take care of our deadline in December with the City?

Mr. Miller replied, yes.

Mr. Starr asked, does the State Law require any minimum size?

Mr. Miller replied, no it doesn't. We need to address that minimum amount of area preserved; 20% of the open space.

Ms. Lancaster stated that this is the developer's choice by ownership.

Mr. Littman stated that 20% is fine with him. Is that what the State specifies. If we want, can we make it 30% or 40%?

Mr. Miller answered, yes. Further, the number of units per acre with or without sewers, in relation to the State Law, dictates only the R-1A and R-1B zoning districts are affected by this State Law and Amendment.

Mr. Chamberlain stated we will see this again in two (2) weeks and will then set up a public hearing for our regular meeting in September.

7. PUBLIC COMMENT

No public comments.

ADJOURN

The Special Study Meeting of the Planning Commission was adjourned at 9:15 p.m.

Respectfully submitted,

Mark F. Miller AICP/PCP  
Planning Director